Development Control – Delegated Officer Report

Application Number: AWDM/1163/20 **Recommendation – APPROVE**

Site: **59 Berriedale Drive, Sompting, BN15 0LD**

Proposal: **Rooms in roof with hip to gable roof enlargement to east, 1no. dormer to south and north roofslopes and 2no. rooflights to south**

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Other than a small section of the road running east to west, Berriedale Drive runs north to south. The application property is located on the north side of Berriedale Drive within the kink in the road, and is a hipped roof, semi-detached bungalow, with a full width flat roof rear extension, which measure some 6.5m deep x 2.8m high. The neighbouring property at no. 57 has a rear extension of a similar depth

The street scene comprises predominantly semi-detached bungalows, many with gable end roofs, and some with front and or rear dormers and or front rooflights. The neighbouring property at no. 57 has undertaken a hip to gable roof extension, and what appears to be at first glance a full width rear dormer, but it is 2no. dormers with a small space separating them. They also have a front dormer across approx. ½ the width of the front roofslope.

The application proposes to:-

- gable the hipped roof (east elevation);
- provide a flat roof, full width, rear (north) dormer measuring approx. 8.6m wide x 2.4m deep x 2.4m high;
- provide a smaller front (south) dormer measuring approx. 4.8m wide x 1.7m deep x 1.7m high; and
- provide 2no. rooflights to front (south) roofslope.

Relevant Planning History: None

Consultations: None

Representations: Sompting Parish Council: No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for roof alterations and extension.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual & Residential Amenity

Within the street scene are already properties that have undertaken hip to gable and dormer roof extensions, indeed, the adjoining property at no. 57 have undertaken these extensions. The proposed front dormer will be of a similar size to that at no. 57, and therefore the two properties will visually balance, even including the 2no. front rooflights.

The property and therefore the gable end roof are away from the boundary with no. 61 which will minimize any overbearing, if any, onto that property, and because many have undergone hip to gable roof extensions in the street, the new gable will not be out of keeping with the character and appearance of the locality.

The rear dormer will be almost the full width of the dwelling, but it will not impact on the street as it lies to the rear and is set in from the outside side by some 400mm.

The side gable has no windows within it, and it is considered to be reasonable to apply a condition to any permission requiring that any window put into the side gable will be fixed and obscure glazed up until 1.7m above finished floor level.

Both the front and the rear dormers will come very close to the ridge, however, viewing other dormers within the street who have undertaken a front and rear dormer, many of them too have the flat roofs either running into one another or very close to the ridge.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Any windows in side gable to be fixed and obscure glazed up to the height of 1.7m from the finished floor level

Informative
1. Approved without amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 16.09.2020

Authorised by: Peter Barnett Date: 16 September 2020